

Exhibit 4

Proposed Amendment to the Lake Pleasant Height PCD Development Standards

(Draft Version Showing Proposed Modifications)

Amendment for Adoption to the Lake Pleasant Heights PCD

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions or regulations being deleted are shown in bold red strikethrough text or a line through the graphic, like this: ~~Provisions that are being deleted are shown with a bold red strikethroughs text~~. Graphics containing bold red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: Provisions that are being added are shown in double-underlined bold blue text. Graphics containing a bold double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

**LAKE PLEASANT HEIGHTS
Planned Community District
Peoria, Arizona**

Master Plan and Development Regulations

**An Application to Amend the Zoning Map and Text
of the Peoria Zoning Ordinance**

Z03-05: Approved by City Council December 13, 2005
Z03-05A.1: Approved by City Council: December 2016
Z03-05A.2: Approved Administratively: October 2017
Z03-05A.3: Approved Administratively: March 2019
Z03-05A.4: Minor Amendment November 2020
Z03-05A.5: Minor Amendment December 2022
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[Z03-05A.6: Major Amendment October 2024](#)

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**LAKE PLEASANT HEIGHTS
Planned Community District**

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TECHNICAL REPORTS

Category III Traffic Impact Analysis Under Separate Cover
 Water and Wastewater Master Plan Amendment Under Separate Cover
 Drainage Master Plan Under Separate Cover
 Cultural Resources Summary Under Separate Cover

Table 8: Residential Development Standards

District	Minimum Lot Size		Building Height	Minimum Yard Setbacks					Distance Between Buildings (4)	Maximum Lot Coverage (6)
	Area (1)	Width (2)		Stories/ Feet (7)	Front (3)	Side		Street Side (5)		
			Min.			Total				
LPHD-43										
	43,000	140	2/30	25	15	30	15	25	NS	35%
LPHD-35										
	35,000	120	2/30	25	10	20	10	20	NS	35%
LPHD-30										
	30,000	100	2/30	25	8	20	10	20	NS	35%
LPHD-24										
	24,000	80	2/30	25	8	20	10	20	NS	35%
LPHD-18										
	18,000	75	2/30	20	5	15	10	15	NS	40%
LPHD-12										
	12,000	70	2/30	20	5	15	10	15	NS	40%
LPHD-10										
	10,000	65	2/30	20	5	15	10	15	NS	40% (6)
LPHD-8										
	8,000	60	2/30	20	5	15	10	15	NS	45% (6)
LPHD-7										
	7,000	55	2/30	20	5	13	10	15	NS	45% (6)
LPHD-6										
	6,000	50	2/30	20	5	13	10	15	NS	45%
LPHD-5										
	5,000	45	2/30	20	3	6	10	10	NS	50% (6)
LPHD-4										
	4,000	40	2/30	20	3	6	10	10	NS	60%
LPHD-3										
	3,000	35	2/30	20	3	6	10	10	NS	65%
LPHA-4										
	4,000	30	2/30	20	0	10	8	5	10	60%
LPHA-3										
	3,000	NA	2/30	5	0	10	8	5	10	60%
LPHA-2										
	2,000	NA	3/36 ⁽⁷⁾	5	0	10	8	5	10	60%
LPHA-1										
	1,000	NA	4/48	5	0	10	8	5	10	60%

NA: Not Applicable NS: No Standard

(1) Minimum lot area permitted within the district. The minimum area presumes density and grading area transfer from sensitive lands preservation areas. The minimum area may be superseded by Hillside Development Overlay standards related to the maximum number of units per gross acre (density) by slope category.

(2) Minimum lot width permitted within district.

(3) To allow for a diverse streetscape, the front setback for the living component of the home, front porch and side entry garage component of the home may be set back ten (10) feet from the front property line. Where front-facing garages are present, a 10-foot front setback shall apply to the livable portion of the home provided that not more than 60% of the total front-facing elevation occurs at the 10-foot setback. The garage shall have a minimum setback of 18 feet from the back of sidewalk to face of garage. Where sidewalks are not provided (Estate development parcels and/or terrain constraints) the garage shall be a minimum of 20 feet from back of roadway curb.

(4) Minimum distance permitted between buildings on the same lot or as required by the IBC.

(5) Within the LPHA-4, LPHA-3 and LPHA-2, LPHA-1 districts, the setback is required if subdividing property into fee simple lots.

(6) See Table 8a for Lot Coverage revisions for certain development parcels within Lake Pleasant Heights.

[\(7\) For Parcel A-16 within the LPHA-2 District, a maximum building height of 39'-6" measured from the building finish floor is permitted.](#)